

Statement of Environmental Effects

Modification Application

100 Bennelong Parkway, Sydney Olympic Park

Relocation of servicing and plant equipment, internal layout changes, new windows and glazed louvres

11 June 2015

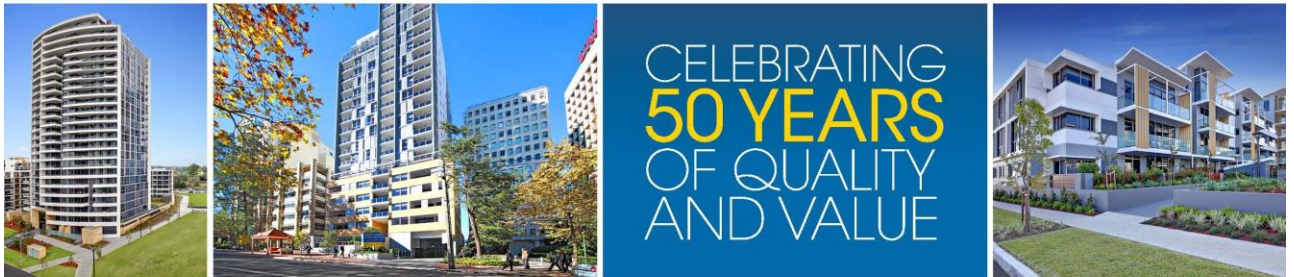
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Annexure 1: Modified Plans

Annexure 2: Modification to Condition A2

1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) accompanies an application made pursuant to Section 96(1A) of the *Environmental Planning and Assessment Act 1979* to modify Development Consent SSD 6246 for the construction of a multi-storey residential development at 100 Bennelong Parkway, Sydney Olympic Park.

Minor internal and external design changes are proposed to the approved development including the following:

- Internal layout changes to specified units.
- Relocation of a substation.
- Introduction of additional windows.
- Substitution of glazed louvres to the western building façade in place of windows to address the requirements of Sydney Trains.

The proposed modification to SSD 6246 will not result in changes to the gross floor area (GFA) of the approved development.

1.2 Structure of Report

This Statement:

- Describes the site and its surrounding area,
- Details the nature of the proposed development, and
- Undertakes an assessment of the proposal under the heads of consideration in Section 79C (1) of the *Environmental Planning and Assessment Act, 1979*.

2 Site and Surroundings

The site comprises 100 Bennelong Parkway, Sydney Olympic Park, an irregular shaped parcel of land which is bound to the east by Bennelong Parkway and the railway line to the west. It has an area of approximately 1.504 hectares.

The site is situated within the Auburn Local Government Area, within Sydney Olympic Park. It is located approximately 14 km to the west of Sydney CBD and 8 km to the east of Parramatta CBD.

The Sydney Olympic Park Master Plan 2030 provides a vision for the sustainable development of Sydney Olympic Park. The masterplan divides the area into nine precincts. The site is located within the "Parkview Precinct" at the eastern edge of Sydney Olympic Park, which is envisaged to be an area characterised by a transition in scale from larger development along Australia Street to lower built form along Bennelong Parkway connecting with the parklands.

Figure 2: Site Plan



Existing development in the surrounding area includes a mix of residential, commercial, sporting and entertainment uses. No. 102 Bennelong Parkway, immediately to the north, comprises a four storey commercial building. Further north development consists of campus style business parks which include a range of commercial, light industrial and educational uses surrounded by extensive parking and landscaped grounds.

To the east and south the site is situated opposite Bicentennial Park.

The rail line is situated immediately to the west.

3 Proposed Modifications

3.1 Existing Development Consent (SSD 6246)

Conditional approval was granted to State Significant Development Application SSD 6246 by the Planning Assessment Commission (PAC) on 27 February 2015. The approved development comprises:

- Two separate buildings ranging in height from four to eight storeys and eight to ten storeys containing 331 dwellings.
- A childcare centre for 90 children.
- Basement and ground level parking.
- Pedestrian and street network.
- Associated landscaping.
- Subdivision.

3.2 Reason for the Modification

As the detailed design work associated with the implementation of the consent progresses opportunities to refine and improve the approved development scheme are being explored. In this regard a number of minor alterations to the design are proposed largely to address the requirements of statutory authorities together with practical improvements to specific apartments to meet the needs of prospective purchasers (as identified through the marketing process for the development).

This application seeks a modification to the approved floor plans and elevations to incorporate design changes to the approved development that are intended to enhance the functional layout, appearance, safety and general amenity of the development. Revised plans which illustrate the proposed changes are included at **Annexure 1**. The modifications to the consent are described below.

3.3 Proposed Works

In summary, the works proposed involve the following:

- Internal layout changes to specified units to improve functionality and amenity. These changes do not result in changes to the number of bedrooms or floorspace within the units.
- Adjustments to the two servicing and plant rooms at parking level 1 including the relocation of a chamber substation. These changes have been made in response to the requirements of relevant authorities.
- Introduction of additional windows within specific apartments for improved amenity.
- Substitution of windows to the western building façade with glazed louvres to address the requirements of Sydney Trains. In the interests of rail safety, windows facing the rail line must have restricted opening to prevent any occurrence of items being thrown from windows onto the rail line.

The proposed works are described below.

Location	Details
Building C	
Parking Level 1	<p>Adjustment to areas designated for plant and servicing equipment including relocation of substation from north west plant room to the southern room and relocation of services to meet the access requirements of relevant authorities. The space dedicated for servicing remains largely unchanged.</p> <p>Redesign of fire stairs to meet the access requirements of relevant authorities. This results in a marginal encroachment into areas previously identified for storage. Storage areas have been relocated. The level of storage space provided within the development remains unchanged.</p>
Parking Level 2	Redesign of fire stairs to meet the access requirements of relevant authorities. This results in a marginal encroachment into areas previously identified for storage. Storage areas have been relocated. The level of storage space provided within the development remains unchanged.
Ground	Swimming pool position adjusted westward to respond to relocation of substation below.
	Unit G31 - unit positioning has been adjusted to respond to swimming pool relocation. Results in marginal reduction in balcony area.
	New window within kitchen.
	Unit G47 – internal reconfiguration of unit to improve amenity.
Level 1	Units 130 and 132 – unit positioning adjusted to align with changes to the ground floor. Results in marginal reduction in balcony area.
Level 2	Units 231 and 232 - unit positioning adjusted to align with changes to the ground floor. Results in marginal reduction in balcony area.
	Unit 262 - new window to bathroom (obscure glazing)
	Unit 230 and 231 – new window to kitchen
Level 3	Unit 332, 352, 357 – new window to bathroom (obscure glazing)
	Unit 327 – new window to kitchen
Level 4	Unit 445, 449, 450, 451 - internal reconfiguration of unit to improve amenity.
	Unit 427, 451 - new window to kitchen
Level 5	Unit 549, 550, 551 - internal reconfiguration of unit to improve amenity.
	Unit 527, 551 - new window to kitchen
Level 6	Unit 649, 650, 651 - internal reconfiguration of unit to improve amenity.
	Unit 627, 651 - new window to kitchen
Level 7	Unit 727, 751 - new window to kitchen

Location	Details
Building A	
Level 1	Unit 107 – new window to bedroom
	Unit 125 – new window to bathroom (obscure glazing)
	Unit 101, 115, 117, 125 – glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
Level 2	Unit 224 – reconfiguration of internal layout for improved amenity and to allow for unit to comply with DDA requirements.
	Unit 201, 215, 217, 225 – glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
Level 3	Unit 301, 315, 317, 325 – glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
Level 4	Unit 401, 415, 417, 425 – glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
Level 5	Unit 501, 515, 517, 525 – glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
Level 6	Unit – 601, 615, 617, 625 - glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
	Unit 606 and 607 – new window to bathroom (obscure glazing)
Level 7	Unit – 701, 615, 717, 725 - glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
	Unit 706 and 707 – new window to bathroom (obscure glazing)
Level 8	Unit 801 - glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
	Unit 806 and 807 – new window to bathroom (obscure glazing)
Level 9	Unit 901 - glass louvre windows to western façade (facing the rail line) with restricted opening to address requirements of statutory authority.
	Unit 906 and 907 – new window to bathroom (obscure glazing)

3.4 Amendment to Conditions of Consent

3.5 Condition A2

The proposed modifications require an amendment to Condition A2 of the consent for SSD 6246 by replacing a number of drawings. The modified condition would appear as described in **Annexure 2**.

3.6 Other Conditions

No other conditions are proposed to be amended by this application.

4 Statutory Planning Framework

4.1 Section 96(1A)

4.1.1 Environmental Impact

The potential environmental impacts of the proposed amendments are negligible and can be considered under the provisions of Section 96(1A).

The proposed modifications will not result in any impacts that extend beyond the confines of the site by virtue of changes to the character, physical appearance of the development, its scale or intensity of use of the site.

The proposed works include minor external changes. The physical appearance of the development will nonetheless not be impacted to any significant degree.

4.1.2 Extent of Modification

The proposed modifications will result in substantially the same development as originally approved under SSD 6246. The proposed modifications will not have any impact on the nature, scale, location or form of the approved buildings.

4.2 Section 79C Assessment

4.2.1 Section 79C(1)(a)(i): Environmental Planning Instruments

The application has been submitted in accordance with the requirements of Section 96(1A) of the EP&A Act. The proposed amendments do not impact on the compliance of the approved development with the relevant provisions of State and local planning controls including compliance with the *Sydney Olympic Park Master Plan 2030*.

4.2.2 Section 79C(1)(a)(ii): Draft Environmental Planning Instruments

There are no draft environmental planning instruments that apply to the subject site.

4.2.3 Section 79C(1)(a)(iii): Development Control Plans

Not applicable.

4.3 Section 79C(1)(a)(iiia): Planning Agreements

Not applicable.

4.4 Section 79C(1)(a)(iv): Regulations

The Section 96 Application has been made in accordance with the requirements contained in Clause 50(1A) of the *Environmental Planning and Assessment Regulation 2000*.

4.5 Section 79C(1)(b): Likely Impacts

The proposed modifications will not result in any additional environmental impacts. The proposed modification does not alter the character, scale or intensity of use of the approved development.

Amenity impacts on sensitive land uses in the vicinity of the site such as increased noise and traffic are not anticipated.

Design changes to specified units, involving additional windows and internal layout changes will improve the amenity for future residents.

Minor design changes are proposed to comply with the requirements of relevant authorities. In particular, louvred glazing is proposed in place of windows fronting the rail line to address the requirements of Sydney Trains. The approach will protect the safety of the rail line without compromising the amenity of future residents, access to ventilation and natural light will be maintained.

Overall the proposal will have a positive impact by improving the safety and amenity of the approved development.

4.6 Section 79C(1)(c): Suitability of the Site

There are no environmental constraints on the site that would impede the proposal or render it unsuitable for the site.

4.7 Section 79C(1)(d): Submissions

Should notification be required for the proposal, Council will consider submissions at the close of the notification period.

4.8 Section 79C(1)(e): The Public Interest

For the reasons set out in this Statement, it is considered that the public interest would be best served by approval of the Section 96 under consideration, particularly, given the absence of any demonstrable adverse impacts resulting from the proposal.

5 Conclusion

The subject Section 96 Application seeks minor internal and external changes to the approved development.

The proposal satisfies the relevant heads of consideration under Section 79(C) of the EP&A Act.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

The development is substantially the same as when originally approved for the purposes of Section 96 of the EP&A Act and will have no implications upon the public domain.

It is therefore submitted that consent should be granted to the Section 96 application to amend the development consent in the manner requested.

Annexure 1: Modified Plans

Annexure 2: Modification to Condition A2